

**Central Falls School District Building Committee**  
**August 16, 2010**  
**Minutes of the Meeting**

The Central Falls School District Building Committee meeting was held in the Conference Room on the 1st floor of Veterans Memorial Elementary School, 150 Fuller Avenue, Central Falls, on Tuesday, August 16<sup>th</sup>.

At 1:12 p.m., Frances Gallo, Superintendent of Central Falls Schools, called the meeting to order. Committee members present were: Frances Gallo, Giovanna Venditti, Kathy Gaouette, Ed Vandette, Ellen Eggeman and Joe Nield. Committee members not present were Sonia Rodrigues, Anna Cano-Morales, and Todd Olbrych. Other attendees were: Joseph da Silva, Mario Papitto, Philip Conte, Stephen Robinson, Edward Lupinek, Jim Hutchinson and Brian Zigmond.

Voting members in attendance were: Frances Gallo, Giovanna Venditti, Kathy Gaouette, Ed Vandette, Ellen Eggeman and Joe Nield. Voting members not in attendance were: Sonia Rodrigues, Anna Cano-Morales, and Todd Olbrych.

The minutes for August 2<sup>nd</sup> were discussed and reviewed by the members. A motion was made by Ms. Gaouette, seconded by Ms. Venditti and approved unanimously.

The committee requested an official letter from the City in order to appoint Ms. Eggeman to the committee.

The committee reviewed the ESCO expectations and heard comments from Studio JAED. There were some items in the letter of intent that Studio JAED thought should be monitored and modified in moving forward with the ESCO. Hazmat abatement was discussed. It was suggested that the ESCO complete the energy audit and that they would make the recommendations as to which projects would be best to work on and would make the most financial sense. Environmental consults could look at the affected areas. It could be coordinated by JAED and not by the ESCO.

Studio JAED submitted a proposal for professional services to serve as the Owner's Representative in an ESCO agreement for the district. A time and materials fee, not to exceed \$20,000 was proposed.

A motion to make a modification to the letter of intent for the ESCO that was suggested by Studio JAED was made by Ms. Venditti, second by Ms. Eggeman and approved unanimously. A revised motion to add Christy Healey recommendations was made.

Mr. da Silva gave an update on the ESCO. The beginning of the pre-bid would be August 24 at 9:00 a.m. The building tours would be coordinated with the district's building and grounds department.

There were questions regarding the purchasing process. The committee was waiting to hear back from the City.

Subject to the City's response that everything is order and that the appropriate procedures are followed this committee has no objection with moving forward with the Owner's Representative being Studio JAED. The motion was made by Ms. Eggeman, second Ms. Gaouette and approved unanimously.

Studio JAED updated the committee on their site visits. Studio JAED would be ready to show the committee a list of priorities on August 30<sup>th</sup>. The report would not eliminate items that might be ESCO projects and would have the costs associated with them. The information would be brought to committee. Then the committee would need to see ESCO proposal so that there is no overlap.

Master Price Agreements (MPA) and the issues of maintenance were discussed.

Mr. da Silva reported on the Indoor Air Quality (IAQ) Tools for Schools program. Upcoming support sessions will be held for districts so they understand what they need to do. There was some more discussion on maintenance issues, specifically those at the high school.

There was no update regarding the purchasing procedures.

Other business that was discussed was the elevator issue at Ella and that the State Fire Marshall went to Captain Hunt (Kendall Ave) because of the Head Start program. It falls under a different level of code.

The next meeting will be on Tuesday, August 24<sup>th</sup> at 11:30 a.m.at the Central Falls High School.

A motion was made by Ms. Gaouette to adjourn the meeting, seconded by Ms. Venditti and unanimously approved.